

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#. 2307913309 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/20/2023 12:11 PM Pg: 1 of 3

Dec ID 20230201662565  
ST/CO Stamp 0-867-764-432 ST Tax \$293.00 CO Tax \$146.50  
City Stamp 1-477-282-000 City Tax: \$3,076.50

**FIRST AMERICAN TITLE**  
**FILE # AF1032020 '11**

Preparer File: AF1032020  
FATIC No.: AF1032020

THE GRANTOR(S) Natalia Anikin, a married woman, and Evgeny Goldman, a married man,\* for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Karen Fassbinder, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

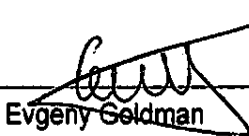
Permanent Real Estate Index Number(s): 17-22-101-043-1155 17-22-101-043-1335

Address(es) of Real Estate: 1250 S. Michigan Ave. Unit 1903  
Chicago, Illinois 60605

Dated this 27<sup>th</sup> day of February, 20 23



Natalia Anikin



Evgeny Goldman

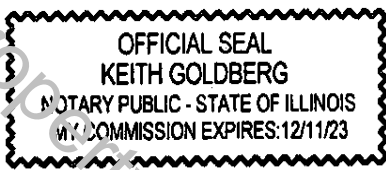
\*The Real Estate is not homestead property of the Grantors or their respective spouses.

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Natalia Anikin and Evgeny Goldman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 27<sup>th</sup> day of February, 20 23.



Keith Goldberg  
Notary Public

Prepared by:  
Keith Goldberg  
1701 East Lake Ave., Suite 200  
Glenview, IL 60025

Mail to:  
  
Peter Johnson  
Johnson & Sullivan Ltd.  
11 East Hubbard St., Ste. 702  
Chicago, IL 60611

Name and Address of Taxpayer:  
  
Karen Fassbinder  
~~1200 S. Michigan Ave. Unit 1000~~  
~~Chicago, Illinois 60605~~  
4308 N. Woodburn St.  
Shorewood, WI 53211

Property of Cook County Clerk's Office

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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 1903 AND P-292 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHIGAN AVENUE TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0506227076, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-179 A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS.

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